

West Hillhurst Planning Committee Meeting Minutes

Monday March 16, 2020 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen
Coordinator: Karen Dahl
Members present: Phil Dack, Byron Miller, Michael Wing, Amanda Burdick,
Marc Rosso,
Guests present: Verdeep Ubhi

February 18, 2020 minutes approved.

Presentation: Proposed redesignation at 1902 2 Ave NW from R-C2 to M-CG

Verdeep Ubhi joined the conference call to discuss a proposed redesignation from R-C2 to M-CG. He would like to develop the parcel with four units. He has been in contact with a planner at the city who recommended that he reach out to the WHPC and to do the LOC and DP concurrently.

The Planning Committee offered the following feedback:

- Four units is too many for that parcel. That form creates a lot of driveways and it is a busy sidewalk located across from the school.
- The parcel is not adjacent to another multi-family dwelling and there is no rear lane.
- A semi-detached dwelling would be a more appropriate
- The applicant was urged to consider drainage issues on 18 street.

Area 4 Local Growth Planning Session – February 24, 2020 review

The following was submitted to administration outlining the WHCA Planning Committee's concerns and questions with the Local Area Plan 4 in its current form:

Thank you again for extending the deadline for the completion of the Area 4 Local Growth Planning follow-up survey until after this evenings committee meeting.

Unfortunately, a physical copy of the survey was not obtained prior today, and the webpage notified us that it had been deactivated when we attempted to access it electronically via the link provided. Despite the survey being deactivated, a robust conversation occurred regarding the Area 4 planning process in general.

Further to the questions posed to Administration at the February 24th information session at the Calgary Curling Club pertaining to:

- i. the significant community concerns related to the Area 4 plan splitting the West Hillhurst Community in half, and thereby not including community residents located on both sides of Crowchild Trail; and
- ii. the lack of clarity involving what impact community members may have during this process, after considering the broadness of the proposed Guidebook for Great Communities urban form categories.

The West Hillhurst community appreciates the efforts being proposed to develop the long-term plan that it has long desired, and would like to ensure that it provides all members of the community opportunities to not only have to express their opinions, but also have those opinions reflected in the plan.

Administration's comments on how it plans to address these community concerns would be greatly appreciated prior to moving forward with this process.

Established Area Growth and Change Strategy (EAGCS) Public Realm Improvements - Approved

EAGCS has been approved. We have not received details regarding how the funds will be allocated.

Action: KD to update website with this information.

Development Permit/Land Use Amendment Community Letter

Not approved at this time.

DP2020-1341: 2402 6 Ave NW; New Single Detached Dwelling

The WHCA Planning Committee agrees with the comments submitted by the Councillor's office and would add the following:

- The committee would like to further emphasize that future garage access should be through the laneway. This will provide an opportunity to repair the existing legacy curb cut and improve sidewalk safety.
- The committee is concerned with the placement of the window well on west side so close to property line.

SB2020-0057: 2628 4 Ave NW; New Sub-division

The Planning Committee had no comment.

Updates:

- Guidebook for Great Communities Letter approved by Board and circulated to all city Councillor's and was on the agenda at the PUD March 4, 2020 meeting.

New Business:

Amanda Burdick, Marc Rosso and Michael Wing have attended three meetings and are WHCA Planning Committee Members.

Meeting Adjourned 9:00pm